



COMMERCIAL USE LICENSE COST: EA.

(10 MINIMUM.)

FREE FOR PERSONAL USE.

APPROXIMATE FABRICATION COST: EA.

USE CASES & FEATURES

#### LIVE/WORK UNITS + "OMNIFURNITURE":

- SLEEPING/OFFICE CUBE (QUEEN BED, HVAC, CLOSET, LARGE DESK WITH MONITORS); KITCHENETTE CUBE (4 POT, XL SINK & CONCRETE BUTCHER COUNTER, ADJUSTABLE HIGH SHELF AND DISH DRY/STORAGE/WASHER); SLIM FRIDGE; SHOWER CUBE (CHEMICAL/AIRLOCK); TOILET CUBE (WALL MOUNT), VANITY SINK CUBE, STORAGE CUBE (2 XL STORAGE RACKS WITH OUTDOOR COUNTER)
- PRIVATE POINT OF SALE AT STORAGE
- OPTIONAL PUBLIC ACCESS TO SHOWER AND TOILET AT EACH PRIVATE UNIT (PAID OR UNPAID)
- BALCONY: 1 SHARED, AND 1 PRIVATE AT EACH UNIT.
- COMMERCIAL/COMMUNAL AREA AT EACH FLOOR
- INDIVIDUALLY METERED UTILITIES

#### SHARED UTILITY UNITS:

- OPTION IN LIEU OF A LIVE/WORK UNIT. BATHROOM + SHOWER COMBO, VENDING, HOT/COLD WATER DISPENER AND SINK, MICROTURBINE, BATTERY BANK, HYDROGEN + GAS STORAGE.

#### RETAIL POINT OF SALE:

- 1ST FLOOR (DEDICATED RETAIL & SHELF SPACE)

### ON-SITE UTILITIES:

- 10 KW ROOF SOLAR POWER, HYDRONIC EXTERIOR WALLS
- SOLAR ROOF
- HYDRAULIC POWER WITH CISTERN & ROOF TANK
- WIRED FOR HIGH-SPEED INTERNET
- WIRED FOR IN-UNIT BATTERIES (SELL TO GRID, OR MAINTAIN FOR SELF)  $\,$
- HYDRONIC EXTERIOR WALLS
- SOLAR ROOF
- HYDRAULIC POWER WITH CISTERN & ROOF TANK
- BUILDING MANAGEMENT SYSTEM: WATER TEMPERATURE AND PUMPING, POWER PRODUCTION & CONSUMPTION, LOCKS, CAMERAS, HVAC, SPRINKLER, ALARM, LIGHTS, ELEVATOR

#### SQUARE FOOTAGE BREAKDOWN:

- 8: 140SF RESIDENCES W/ 32SF STORAGE & POINT OF SALE.
- 4: 320SF WORK AREAS.
- 3: 16SF COMMERCIAL SALE KIOSKS.
- 40'X36': FACADE (MURAL, AD, GREEN WALL)
- 20'X8'X8': FREIGHT ELEVATOR

### SAFETY:

- 100% FIREPROOF, FULLY SPRINKLERED, STRUCTURALLY SUPERIOR (EARTHQUAKE, TYPHOON, TORNADO)
- \*\*\*LOWER INSURANCE RATES.\*\*\*
- DUAL EGRESS @ ALL ROOMS
- 100% FENCED, STEEL EXTERIOR WALLS, OPTION FOR SHUTTERS OVER GLASS. OPTION FOR CONCRETE FENCE

#### CONSTRUCTION LOAN & SCHEDULE:

- 100% MODULAR (PREFABRICATE AND ERECT IN ONE DAY AS 12 SEMI TRUCK DELIVERIES + SITE PREPARATION)
- LOW FABRICATION LABOR RATES, AND HIGHER QUALITY FROM STANDARD FABRICATION ENVIRONMENT + TOOLS + KNOWN LABOR FORCE JOB LOCATION.
- OPTION TO DIG 2 FLOOR BASEMENT/PIT FOR EASY MATERIAL AND ADA RAMP ACCESSIBILITY TO ALL FLOORS.
- OPTION TO STAGE CONSTRUCTION FROM 1>2>5>15 UNITS.
- 100% CONSTRUCTABLE VIA EXTENDABLE BOOM FORKLIFT.

# PROCUREMENT (PARTS LOG)

	ATED: 2025.0	04.01																			
LAST UPDATED	action	COMPANY	NITS ASSOCIATED WITH	SELECTED	PART - CENERIC MANIE	PART-SPECIFIC	UNITS	PART 32E A	UNATS	UMTS	PART SZE C	PART SZE A	PART 92E B	PART 92E C	PART WEGST	UNIT PRICE (NO TAX)	MAMURACTURER	UNKTOMECTR	NET AL BR	WARRWATY	NOTES
		3MOH						П	$\equiv$					$\equiv$							
		HOME	· · · · · · · · · · · · · · · · · · ·			⊏		П	$\perp$	$\perp$	1				_		$\Box$	$\Box$		1	
	$\overline{}$	3MOH				-		$\overline{}$	_	-	-			$\rightarrow$	-	-	-		_	-	
_	-	HOME				⊢	-	$\rightarrow$	$\rightarrow$	+	⊢	-	$\vdash$	$\rightarrow$	+	+	-	$\rightarrow$	-	+	_
	-	HOME				-	-	$\rightarrow$	+	+	+	-	$\rightarrow$	$\rightarrow$	-	+	+	$\rightarrow$	-	-	
		HOME				-	-	$\vdash$	$\overline{}$	+	+	-	-	$\rightarrow$	_	+	-	$\overline{}$	-	_	
		HOME												$\equiv$							
		HOME							=	$\equiv$				=	_	$\perp$			-	-	
_	-	HOME		_		-	-	$\rightarrow$	-	-	-	$\vdash$	$\vdash$	-	-	+	-	$\rightarrow$	-	-	
_	-	HOME				-	-	$\rightarrow$	-	+	-	-	$\vdash$	$\rightarrow$	-	+	-	$\rightarrow$	-	-	
		UCASE.				-	-	$\rightarrow$	+	+	+-	-	$\vdash$	$\rightarrow$	_	+	-	$\rightarrow$	+	+	
		HOME				_		$\neg$	$\neg$	-	_	т	$\neg$	$\neg$	_	_	-	$\neg$	-	-	
		HOME							_	$\blacksquare$				=	_				_		
		HOME				_		$\Box$		-	1	$\vdash$			_	4	$\vdash$	$\perp$		-	
	-	HOME				-	$\vdash$	$\vdash$	+	+	-	$\vdash$	$\vdash$	$\rightarrow$	+	+	$\vdash$	$\vdash$	+	+	_
		HOME				-	-	$\vdash$	+	+	+	$\vdash$	$\vdash$	$\rightarrow$	+	+	+	+	+	+	-
		HOME				=		$\vdash$	$\pm$	$\pm$				_	_	$\pm$	$\vdash$	$\rightarrow$	$\pm$		
		HOME							$\pm$					=							
		HOME			<u> </u>	ᅳ		П		-	1	$\Box$	ш		_	4	$\vdash$	LT.		1	-
_	-	HOME				-	-	$\rightarrow$	$\rightarrow$	+	-	-	-	-	-	+	-	$\rightarrow$	-	-	
_	-	2MOH				-	-	$\rightarrow$	+	+	-	-	-	$\rightarrow$	+	+	+	$\rightarrow$	+	-	_
		HOME				_	_	$\vdash$	$\rightarrow$	+	+	-	-	$\rightarrow$	_	+	+	$\rightarrow$	+	+	
		HOME							$\neg$			П					-				
		3MOH																			
_		HOME				_	-	$\rightarrow$	-	-	₽-	-		_	-	-	-	-	-	-	
_		2MOH				-	Н	$\rightarrow$	+	+	+	-	$\vdash$	$\rightarrow$	-	+	+	$\rightarrow$	+	-	_
		HUME				_	_	$\vdash$	$\rightarrow$	+	+	-	$\vdash$	$\rightarrow$	+	_	+	$\rightarrow$	+	+	
		HOME						П	$\equiv$					$\equiv$							
	-	AMDH AMDH				-		$\overline{}$	-	-	-			$\rightarrow$	-	-	-		_	-	
_	-	HOME				⊢	Н	$\rightarrow$	+	+	+	-	$\vdash$	-	-	+	+	$\rightarrow$	-	-	_
		HOME				-	-	$\vdash$	$\rightarrow$	+	+	-	$\vdash$	$\rightarrow$	+	+	+	$\rightarrow$	+	+	
		HOME					-	$\vdash$	$\overline{}$	-	_	Н	$\overline{}$	$\neg$	-	-	-	$\overline{}$	-	_	
		3MOH						П						$\equiv$		$\blacksquare$					
		HOME						Ī	$\rightarrow$	-	-			$\rightarrow$	_	-	$\blacksquare$	=	-	-	
_	-	HOME				⊢	-	$\rightarrow$	+	+	-	-	$\vdash$	-	-	+	-	$\rightarrow$	-	-	
				_		-	-	$\vdash$	+	+	+	-	$\vdash$	$\rightarrow$	_	+	-	$\rightarrow$	+	+	
		HOME				-		$\neg$	$\neg$	-	_	т	$\neg$	$\neg$	_	-	-	$\neg$	-	-	
		HOME							$\equiv$	$\equiv$	=			$\equiv$	_	$\equiv$			$\equiv$	=	
_	-	HOME				-	-	$\rightarrow$	-	-	-	-	$\vdash$	-	-	-	-	$\rightarrow$	-	-	
	-	HOME		_		-	-	$\rightarrow$	+	+	-	-	$\rightarrow$	$\rightarrow$	-	+	-	$\rightarrow$	+	+	
_	-	HOME				-	-	$\overline{}$	$\rightarrow$	+	+	-	-	$\rightarrow$	-	-	-	$\rightarrow$	-	_	
		HOME							_	$\perp$				$\Rightarrow$	_	$\perp$			_	$\perp$	
		HOME				_		$\Box$		-	1	$\vdash$			_	4	$\perp$	$\perp$		1	
	-	HOME				-	-	$\vdash$	+	+	-	$\vdash$	$\vdash$	$\rightarrow$	+	+	$\vdash$	$\vdash$	-	+	_
		2MOH				<del>-</del>	-	$\vdash$	+	+	+	$\vdash$	$\vdash$	$\rightarrow$	+	+	+	+	+	+	-
		HOME				_		$\vdash$	$\pm$	$\pm$				$\rightarrow$	$\pm$		$\vdash$	$\vdash$	$\pm$		
		HOME							$\neg$												
		3MOHE 3MOHE				ĻΞ	ш	Н	-	-	1	н	$\Box$	- T	_	4	₽	H		1	_
		HOME		-		-	-	$\vdash$	+	+	-	$\vdash$	$\vdash$	$\rightarrow$	+	+	+	$\vdash$	+	+	_
		2MOH		_		Η-	-	$\vdash$	+	+	+	-	$\vdash$	$\rightarrow$	-	+	+	$\vdash$	+	+	_
		HOME				_	_	Н	$^{+}$	+	1	Н		_	_	_	т	$\vdash$	-		
		HOME																			
		HOME				ᆮ	ш	н		-	1=	н	н	- T	-Ε	4	₽	H		-	_
_		HOME		<del></del>		-	-	$\vdash$	+	+	-	-	$\vdash$	$\rightarrow$	+	+	+	$\vdash$	+	+	-
		HOME		<del>                                     </del>		-	Н	$\vdash$	+	+	+	Н	$\vdash$	$\rightarrow$	+	+	+	$\vdash$	+	+	_
		HOME		<del>                                     </del>		$\overline{}$		т	$^{+}$	+	1	Н		-	$^{+}$	+	т	$\vdash$			-
		HOME							$\Box$					$\equiv$							
		HOME				⊏		П	_	$\perp$	1		$\Box$	T	_	1	Н	L.T	-	1	
_		HOME		_		<u> </u>	ш	$\vdash$	-	+	+	-	-1		-	+	+	$\vdash$	-	+	_
		HOME		<del>                                     </del>		⊢	Н	$\vdash$	+	+	+	$\vdash$	$\vdash$	$\rightarrow$	+	+	+	+	+	+	-
_									$\pm$					$\equiv$					$\pm$		
		HOME						Ī	-	+	-	-	$\rightarrow$	-	-	+	-	$\rightarrow$	=	-	

NATURAL GAS AND GRID TIE (GET THESE FIRST SO THEY DON'T DRAG THEIR FEET AND PREVENT HOOKUPS LATER.)

1. POWER

2. NATURAL GAS

#### THEN.

A. PROPANE GENERATOR

B. SOLAR CHARGER BATTERY C. GAS INSTANT WATER HEATER

D. ELECTRIC INSTANT WATER HEATER

### WHAT THIS LOOKS LIKE:

#### GRID CONNECTION

MAIN ELECTRICAL DISCONNECT SWITCH Y (WITH GENERATOR AND BATTERY AT OTHER END OF Y)

THIS Y WILL PROBABLY BE UNNECESSARILY

#### EXPENSIVE. MAIN FUSE BOX

MAIN NATURAL GAS PIPE
GAS SHUTOFF VALVE
ADDITIONAL Y VALVE ADDED AFTER
INSTALLATION FOR CONNECTION TO PROPANE TANK.
PROPANE TANK HAS A DEDICATED ON/OFF
VALVE AS WELL

PIPED INTO HOUSE DIRECTLY WITH SHUTOFF VALVES AT APPLIANCES

SDGE DOES NOT WANT:

#### PROPANE

#### GENERATORS

THE ABILITY TO BACKFEED ELECTRICITY FROM MULTIPLE FUEL SOURCES. BECAUSE THIS FACILITATES MAKING MONEY OUTSIDE OF THEIR CONTROLLED RATES.

MAINTAIN A MAIN SHUTOFF WITH THE ABILITY TO ADD A Y FOR A GENERATOR AND A Y FOR THE GAS LINE TO A PROPANE TANK.

## SHOP DRAWINGS & CUT LIST









